

(d) Residential, Single-Family-65 (RSF-65) Zone

(1) Purposes

The purposes of the Residential, Single-Family-65 (RSF-65) Zone are :

- (A)** To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B)** To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;
- (C)** To encourage the preservation of trees and open spaces; and
- (D)** To prevent soil erosion and stream valley flooding.





(2) Intensity and Dimensional Standards

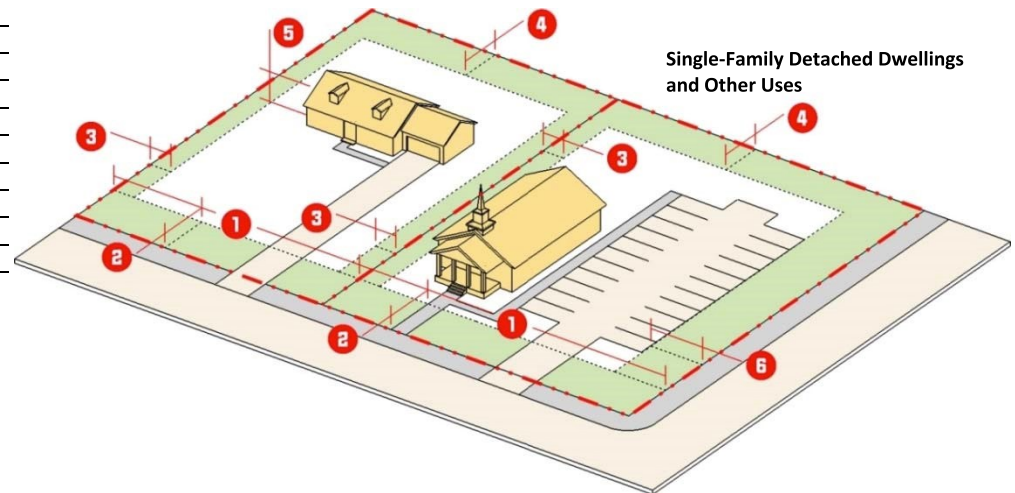
Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
① Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) [2]	8	8
④ Rear yard depth, min. (ft)	20	20
⑤ Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] On corner lot, min. side yard depth alongside street = 25 ft. ⑥

[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



(e) Residential, Single-Family-Attached (RSF-A) Zone

(1) Purposes

The purposes of the Residential, Single-Family-Attached (RSF-A) Zone are:

- (A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;
- (B) To provide development that is respectful of the natural features of the land; and
- (C) To provide development that is compatible with surrounding lands.



(2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500
① Lot width, min. (ft)	50	60	40	20 [5]	45
② Front yard depth, min. (ft)	40	48	32	16	36
Lot coverage, max. (% of net lot area)	40	45 [2]	40 [2]	45 [2]	60
③ Front yard depth, min. (ft) [3]	15	15	15	15	15
④ Side yard depth, min. (ft) [3]	8	8 [4]	8 [4]	8 [4]	8
⑤ Rear yard depth, min. (ft)	20	20	20	20	20
⑥ Principal structure height, max. (ft)	40	50	40	50	40
Accessory structure height, max. (ft) [6]	25	25	25	25	25

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

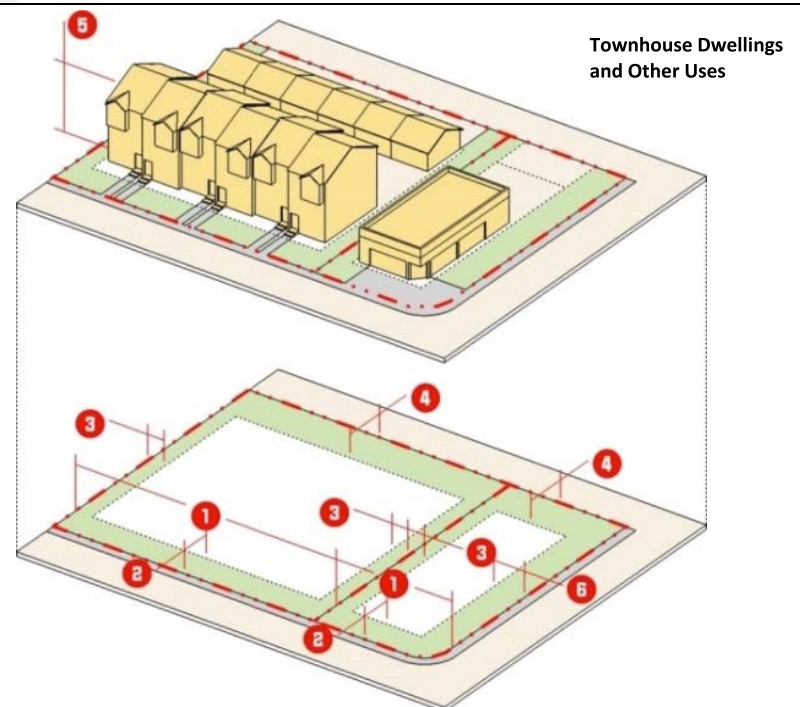
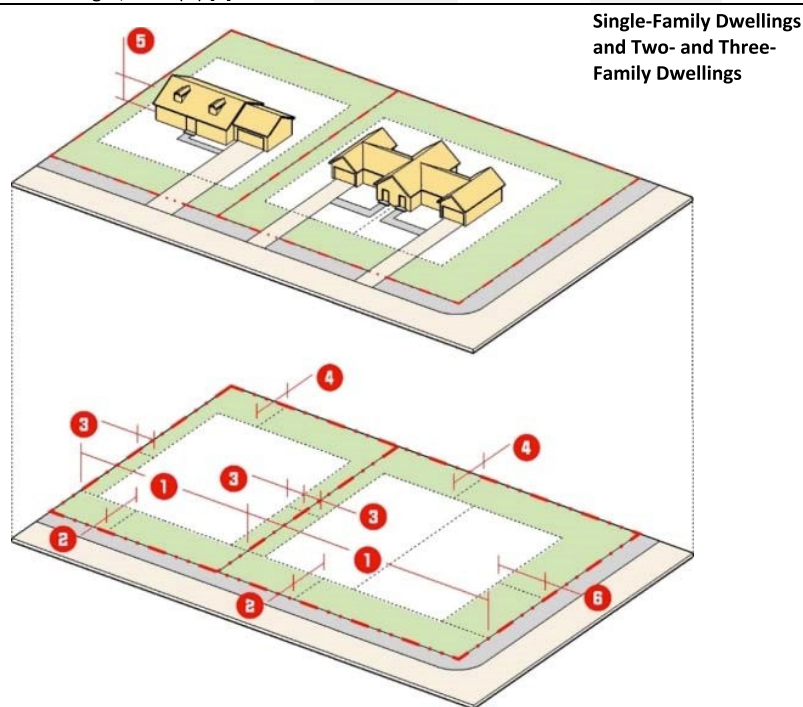
[2] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.

[3] On corner lot, min. side yard depth alongside street = 25 ft. ⑥

[4] Applicable to the buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.

[5] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.

[6] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception. Height may not exceed 2 stories.



(g) Residential, Multifamily-20 (RMF-20) Zone

(1) Purposes

The purposes of the Residential, Multifamily-20 (RMF-20) Zone are :

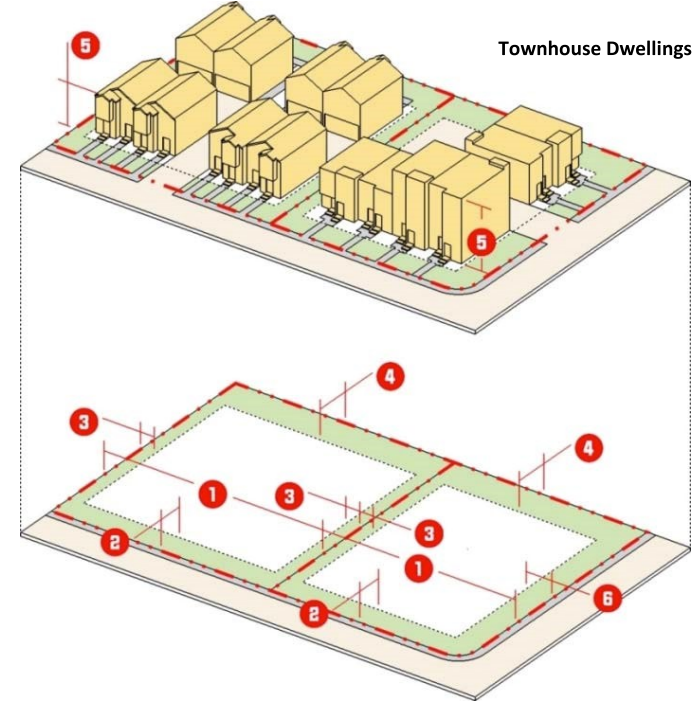
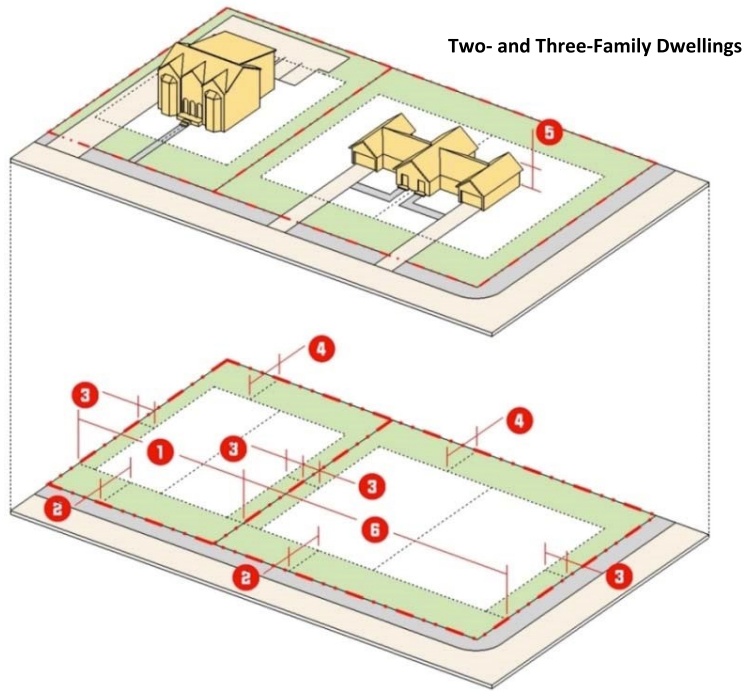
- (A)** To provide suitable sites for high-density multifamily residential development;
- (B)** To provide for this type of development at locations recommended by an Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council;
- (C)** To support multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and
- (D)** To ensure compatibility with surrounding lands.

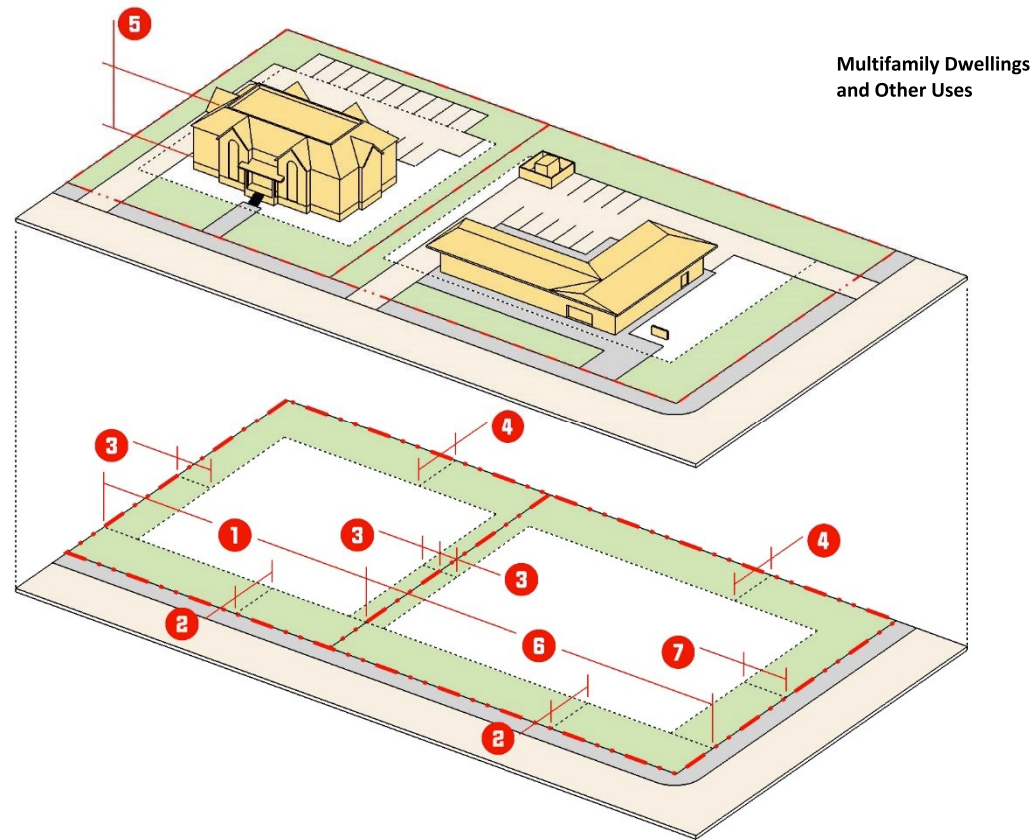




(2) Intensity and Dimensional Standards

Standard[1]	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	40.00	14.00	20.00	20.00	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	No requirement	No requirement	No requirement	7,500	7,500	[2] 80 ft on corner lots. 6
1 Lot width, min. (ft)	60 [2]	60 [2]	20 [7]	60 [2]	60 [2]	[3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
Lot frontage (width) at front street line, min. (ft)	48	48	48	48	48	[4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
Lot coverage, max. (% of net lot area)	35 [3]	35 [3]	40 [3]	40	60	[5] On corner lot, min. side yard depth alongside street = 15 ft. 7
Green area, min. (% of net lot area)	No requirement	No requirement	50	60	No requirement	[6] 80 ft where net lot area ≥ 4 acres.
2 Front yard depth, min. (ft)	15	15	15	15	0	[7] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.
3 Side yard depth, min. (ft)	8 [4]	8 [4]	8 [4]	8 [5]	8 [5]	[8] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.
4 Rear yard depth, min. (ft)	20	20	20	20	20	
5 Principal structure height, max. (ft) [6]	50	50	50	50	40	
Accessory structure height, max. (ft) [7]	15	15	15	15	15	





(3) References to Other Standards

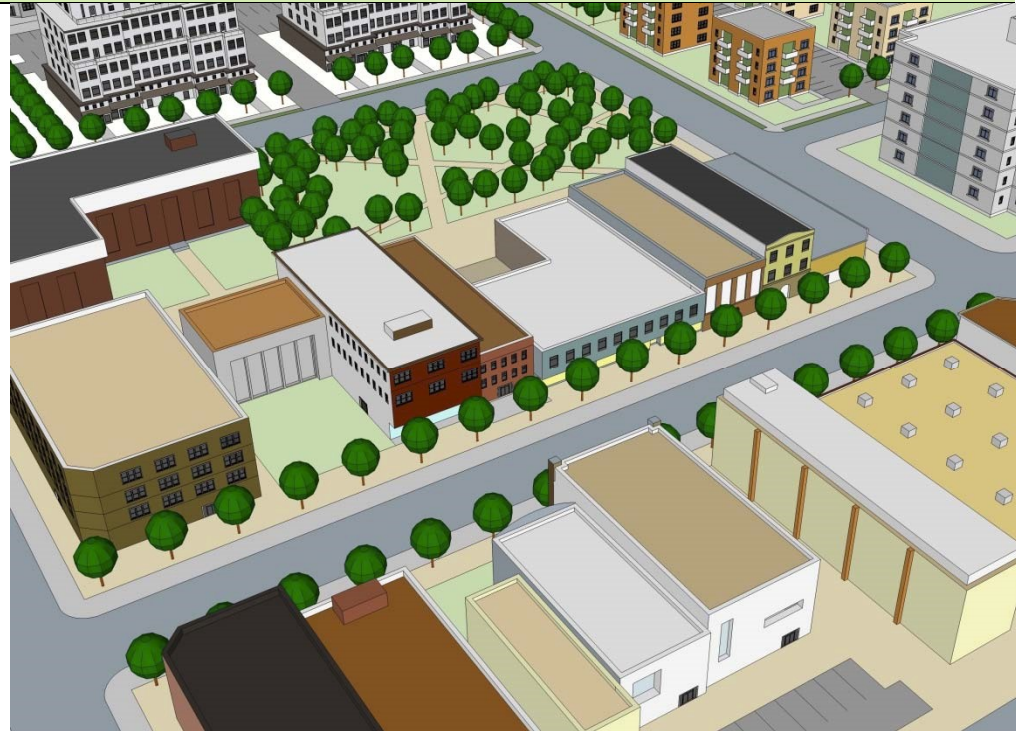
Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions

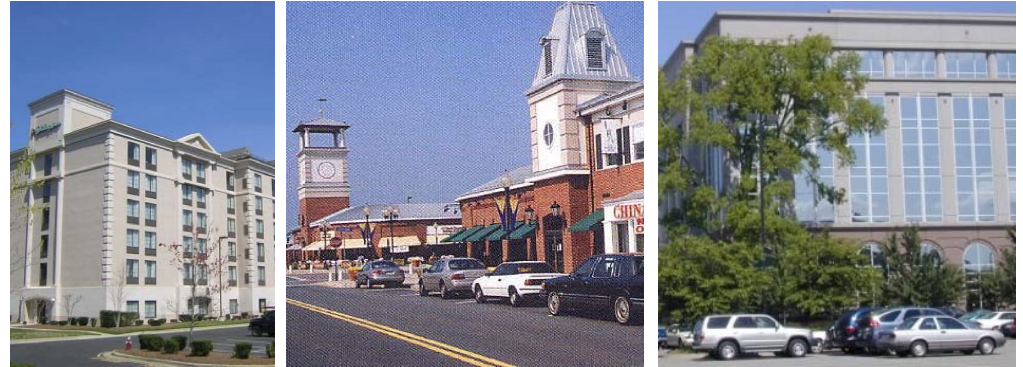
(d) Commercial, General and Office (CGO) Zone

(1) Purposes

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A)** To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B)** To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C)** To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.





(2) Intensity and Dimensional Standards

	Townhouse Dwelling	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Standard[1]			
Density, max. (du/ac of net lot area)	20.00	48.00	No requirement
Net lot area, min. (sf)	No requirement	7,500	No requirement
① Lot width, min. (ft)	20	50	No requirement
Lot coverage, max. (% of net lot area)	65 [3]	70	No requirement
② Front yard depth, min. (ft)	10	10	0
③ Side yard depth, min. (ft)	8 [4]	8	0
④ Rear yard depth, min. (ft)	15	15	0
⑤ Principal structure height, max. (ft) [5][6]	50	86	No requirement

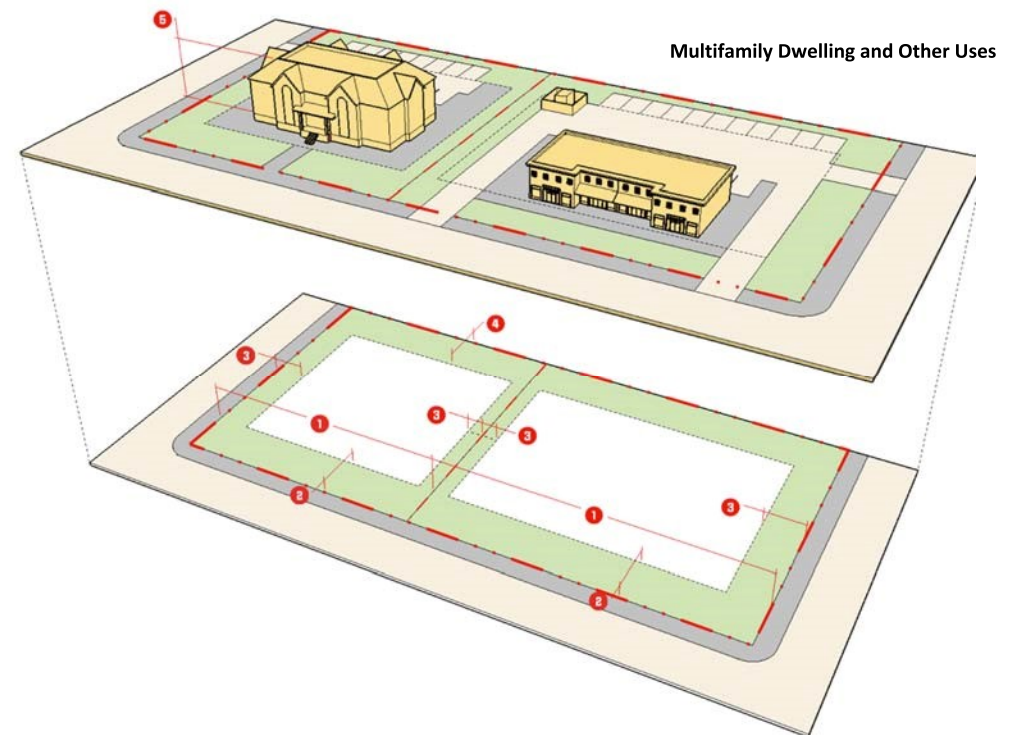
NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

[3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.

[4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.



[5] Provided those portions of the structure greater than 50 ft high are set back from the minimum front , side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.
 [6] 110 ft for office buildings or mixed-use development consisting primarily of office uses.

(3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs